



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

R2014-00667

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 072684
Plan Amendment No. 201400002
Zone Change No. 210400002
Conditional Use Permit No. 201400028
Environmental Assessment No. 201400058

SUBDIVISION COMMITTEE REPORT**OWNER / APPLICANT**

Candlewood Country Club / Brandywine Homes

**MAP/EXHIBIT
DATE:**

6-25-14

**SCM REPORT
DATE:**

7-24-14

SCM DATE:

8-21-14

PROJECT OVERVIEW

A 53-unit townhouse condominium development on a portion of previously-owned golf course land adjacent to the site. The project will contain a private clubhouse and private community garden onsite for residents and guests.

Subdivision: To create two multi-family lots with 53 attached condominium units in 12 buildings on 3.96 gross acres.

Plan Amendment: To amend the Countywide General Plan Land Use Category from O (Open Space) to 3 (Medium Density Residential . 12-22 Dwelling Units Per Gross Acre).

Zone Change: To change the existing C-3-BE (Unlimited Commercial - Billboard Exclusion), and A-1 Zones to R-3-DP (Limited Multiple Residence . Development Program).

CUP: For the Development Program zone and offsite fill transport exceeding 1,000 cubic yards.

MAP STAGE

Tentative: ☒

Revised: ☐

Amendment: ☐

Amended : ☐
Exhibit %A+

Modification to : ☐
Recorded Map

Other: ☐

MAP STATUS

Initial: ☐

1st Revision: ☒

2nd Revision: ☐

Additional Revisions (requires a fee): ☐

LOCATION

14000 Telegraph Road, Whittier

ACCESS

Telegraph Road

ASSESSORS PARCEL NUMBER(S)

8030-008-011, 8030-023-024

SITE AREA

3.96 gross (3.62 net) acres

GENERAL PLAN / LOCAL PLAN

Countywide General Plan

ZONED DISTRICT

Sunshine Acres

SUP DISTRICT

4th

LAND USE DESIGNATION

O (Open Space) . 2.75 ac

1 (Low Density Residential . 1-6 Dwelling Units Per Gross Acre) . 1.21 ac

ZONE

C-3-BE and A-1

CSD

None

**PROPOSED UNITS
(DU)**

53DU

**MAX DENSITY/UNITS
(DU)**

7DU, existing (based on 7 DU max allowed in the 1 designation and 0DU allowed on the OS designation)

53DU w/ plan amendment and zone change

GRADING, CUBIC YARDS**(CUT/FILL, IMPORT/EXPORT, ONSITE/OFFSITE)**

7,100 cut, 4,100 fill; 11,200 total
3,100 export

ENVIRONMENTAL DETERMINATION (CEQA)

TBD. Pending staff review and determination.

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required: ☒

Reschedule for Subdivision Committee Meeting: ☐

Exhibit Map/Exhibit A+ Revision Required: ☒

Reschedule for Subdivision Committee Reports Only: ☒

Revised Application Required: ☒

Other Holds (see below): ☒

REGIONAL PLANNING COMMENTS

Staff Recommendation: *At this time, Regional Planning does not recommend approval. Please read below and contact the assigned case planner if you have any questions.*

Application & Burdens of Proof

1. Based on the proposed development, a Parking Permit is required for the following:
 - a. Lot 1 contains 20 dwelling units that require a minimum of five guest parking stalls. Only two are provided. A Parking Permit is required for this request. Please provide a Parking Permit burden of proof to justify this request (reduced guest parking).
 - b. Revise the land division application to indicate a parking permit request.
 - c. Please pay a filing fee for the parking permit.
2. The requested PA and ZC are on hold pending staff consistency analysis and review of the PA/ZC burdens of proof.
3. The requested CUP is on hold pending staff consistency analysis and review of the CUP burden of proof.
4. Revise the project application and CUP burden of proof to indicate that combined block-retaining walls exceeding 6q in height within the front, side and rear yard setbacks will be requested under the proposed CUP, and that fences exceeding 42 inches in height within the front yard setback will be proposed under the CUP.
5. Revise the land division application to indicate the Development Program (DP) zone CUP request.

Site Plan (Tract Map & Exhibit "A")

6. Guest parking stalls P3-P6 are not depicted on the Exhibit A+. Please clarify/revise.
7. Provide wall cross sections for the south-side of the property (i.e., along Honeysuckle Lane).
8. Under the Earthwork note, indicate the amount of cut and fill, and the dirt dump location. (Since >1,000 CY of export is proposed, a CUP may be required unless the dump site is a landfill.)
9. Under the notes on the Exhibit A+, add a parking summary table indicating the total number of resident and guest parking stalls required and provided, and the total number of handicap stalls required and provided. Also indicate the number of parking spaces (resident and guest) per each lot (if multiple lots proposed).
10. Number each guest parking stall and depict a minimum of one van-accessible handicap parking stall.
11. If multiple lots are proposed, development on each lot will be reviewed for code compliance for lot area and width, building setbacks and parking. Upon consultation with staff, deviations from standards may be requested under the DP-CUP.
 - a. Lot 1 contains a rear yard setback of 10 feet for Unit 11. A minimum of 15 feet is required in the R-3 Zone. Please revise the CUP burden of proof to justify this request (reduced rear yard setback distance).
 - b. Lot 2 contains a front yard setback of 2 feet for Unit 29 and 3 feet for Unit 21. A minimum of 15 feet is required in the R-3 Zone. Please revise the CUP burden of proof to justify this request (reduced front yard setback distance).
 - c. Both Lots 1 and 2 contain fences that exceed 42+ within the front yard setback. Please revise the CUP burden of proof to justify this request.

Other

12. Please provide the anticipated haul route and destination for the fill export.
 13. Please provide additional block and retaining wall detail on the Telegraph Rd. elevation exhibit provided.
 14. Please provide a scaled conceptual floor plan and elevation for the clubhouse.
 15. The site plan review for the golf cart barn relocation will be processed as a separate application.
 16. A lot line adjustment (LLA) is currently in process. The project will be on hold until the LLA is approved and recorded (including the associated CofCs).
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17. The County biologist may recommend mitigation measures for disturbance of any sensitive species found onsite.
18. The future land use and zoning designations for the project site under the Countywide General Plan Update are OS-PR (Open Space . Parks and Recreation) and A-1 (Light Agricultural), respectively.
19. Recommend depicting a pedestrian gate off the cul-de-sac to the Telegraph Road sidewalk for ease of access.

RESUBMITTAL INSTRUCTIONS

If a map revision is required, please submit the following items:

- *A completed and signed Land Division application*
- *A signed and dated cover letter describing all changes made to the Tract/Parcel Map and Exhibit Map/Exhibit "A"*
- *Six (6) folded and collated copies of Tract/Parcel Map and Exhibit Map/Exhibit "A"*
- *A digital (CD or Flash drive) copy of the map/exhibit in PDF format*
- *Revision fee payment (for the 3rd revision and thereafter)*
- *Any other additional materials requested by the case planner*

NOTE: An appointment is required for resubmittal. You must call the Land Divisions Section at 213-974-6433 to schedule the appointment. Prior to scheduling, please contact the case planner and discuss the map revision and other materials.

SUBDIVISION COMMITTEE CONTACTS

<u>Department</u>	<u>Contact</u>
Regional Planning	Jodie Sackett (213) 974-6433 jsackett@planning.lacounty.gov
Public Works	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov